

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-IV-1LP

Date Received: 9/23/05
Date Accepted: _____
Planning District: _____
Special Area: _____

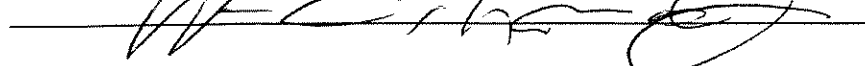
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: WILLIAM C. THOMAS, JR. Daytime Phone: 703-385-8282

Address: 11320 RANDOM HILLS ROAD, SUITE 325
FAIRFAX, VIRGINIA 22030

Nominator E-mail Address: wthomas@fspd.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

N/a

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 13

Total aggregate size of all nominated parcels (in acres and square feet): 261,210 sq. ft. 5.99 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – *Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.*

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

APR# 05-IV-1LP

Page 1 of 16

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: www.fairfaxcounty.gov/dpz/:**

SEE ATTACHED AREA IV PLAN EXCERPT; LOWER POTOMAC 4

FORT BELVOIR SECTOR (VILLAGE OF ACCOTINK)

Current Plan Map Designation: **NEIGHBORHOOD SERVING COMMERCIAL AND RESIDENTIAL**

Proposed Comprehensive Plan Designation:

ADD: OPTION FOR OFFICE ON CONSOLIDATION OF SUBSTANTIAL/ADEQUATE PARCELS

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	Up to 100%
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Parcel Size in Sq. Ft.	Signature of Owner or Certified Receipt Number
1091-01-28	Wilson & Blount ✓	9119 Backlick Road	9119 Backlick Rd. Ft. Belvoir 22060	10,148	7003 1010 0001 9695	5726 ✓
1091-01-29	Martini, Robert ✓	9121 Backlick Road	9121 Backlick Rd. Ft. Belvoir 22060	10,206	7003 1010 0001 9695	5757 ✓
1091-01-30	A I Inc. ✓	9123 Backlick Road	P.O. Box 2941 Springfield, VA 22152	14,775	7003 1010 0001 9695	5764 ✓
1091-01-31	9140 Backlick LLC ✓	9140 Richmond Hwy.	#238 3970 Valla R. Fairfax, VA 22033	52,185	7003 1010 0001 9695	5702 ✓
1091-01-32	BK CH INC. ✓ Burger King Corp.	9128 Richmond Hwy. 1835	P.O. Box 020783 Miami, FL 33102	41,407	7003 1010 0001 9695	5771 ✓
1091-01-35	Griffin, WE et al ✓ English, Artie et	9127 Shepherd Ln. ux	2617 E. Maple St. Alexandria, VA 22306	21,405	7003 1010 0001 9695	5788 ✓
1091 01-36	Hicks, Raymond ✓ and Virginia ✓	9123 Shepherd Ln.	9123 Shepherd Lane Ft. Belvoir 22060	12,388	7003 1010 0001 9695	5795 ✓
1091-01-37, 39, 41, 42	Amin, Satish ✓	9124 Belvoir Ct. 9130 Belvoir Ct. 9102 Richmond Hwy. 9100 Richmond Hwy.	P.O. Box 2941 Springfield, VA 22152	12,355 21,780 10,890 17,424	7003 1010 0001 9695	5719 ✓
1091-01-38	American Tower LP ✓	9128 Belvoir Ct.	Site 10051 P.O. Box 990265 Boston, MA 02199	17,701	7003 1010 0001 9695	5801 ✓
1091-01-40	Kim, Ki O. ✓	9114 Richmond Hwy. 6205 Old Keene Mill 18,546 HFI Prop. Mgt. Springfield, VA 22152			7003 1010 0001 9695	5818 ✓

Sector LP4 contains Fort Belvoir Elementary School. This school is operated by the County under a special agreement between Fort Belvoir and the County School Board. Other facilities such as parks, fire stations and on-post roads are provided by the U.S. Army. Mutual aid agreements between the fort and the County provide for police and fire support to be provided to each other in times of emergency.

Fort Belvoir has designated two sites as wildlife preserves for a total of approximately 1,250 acres. The larger site, the Accotink Bay Wildlife Refuge, straddles the Accotink Creek and its delta into Accotink Bay. The second site, which includes most of the wetlands between Pole and Telegraph Roads, east of Woodlawn Road, is the Jackson Miles Abbott Wetland Refuge.

CONCEPT FOR FUTURE DEVELOPMENT

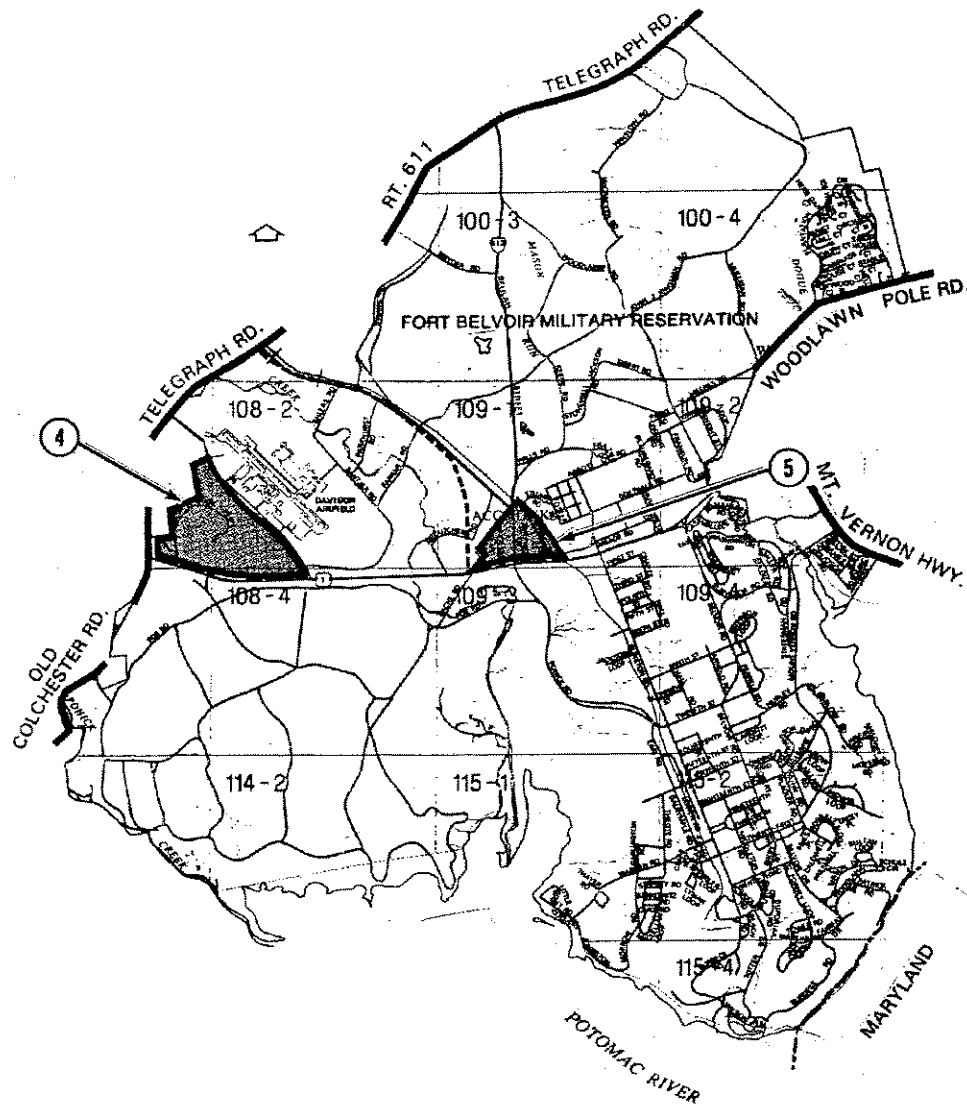
The Fort Belvoir Community Planning Sector is recommended in the Concept for Future Development as a Large Institutional Land Area. The boundaries of the designation of Large Institutional Land Area is coincidental with the planning sector boundaries. The Concept recommends that the Federal government develop or redevelop these areas only when plans are coordinated with the County and consistent with the County goals and the Comprehensive Plan.

RECOMMENDATIONS

Land Use

Figure 31 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Proposed development or redevelopment on Fort Belvoir should be undertaken in cooperation with the County. Development or redevelopment plans should be supported only if they are consistent with the County goals and Comprehensive Plan. [Not shown]
2. In the event that parts or all of the land area now owned by the Federal government should be declared excess, a task force should be formed that includes Federal government representatives to comprehensively plan for future uses, and to preclude piecemeal consideration of new land uses. Some portions should be considered for acquisition and conversion to park use, possibly by the Fairfax County Park Authority. It is recommended that, prior to any disturbance or improvement to the historic site, the Fairfax County historic preservationist and archaeologist be consulted and provide comments regarding the protection of existing historic materials and artifacts. [Not shown]
3. Consideration should be given to the construction of on-post housing to meet the needs of military families in southern Fairfax County. On-post housing for military families reduces the competition for affordable housing in the County. The on-post homes should be well-designed and buffered, and not located near the frontage of Route 1. [Not shown]
4. The 107-acre area of land located on the northeast corner of Richmond Highway and Telegraph Road (Tax Map 108-1((1))47, 47A and 47B) is planned for housing for the elderly (not to exceed 700 units), nursing care facility (limited to 93,695 square feet) and low-rise office buildings (at a maximum overall FAR of .21 or 495,000 gross square feet).



LAND USE RECOMMENDATIONS
GENERAL LOCATOR MAP

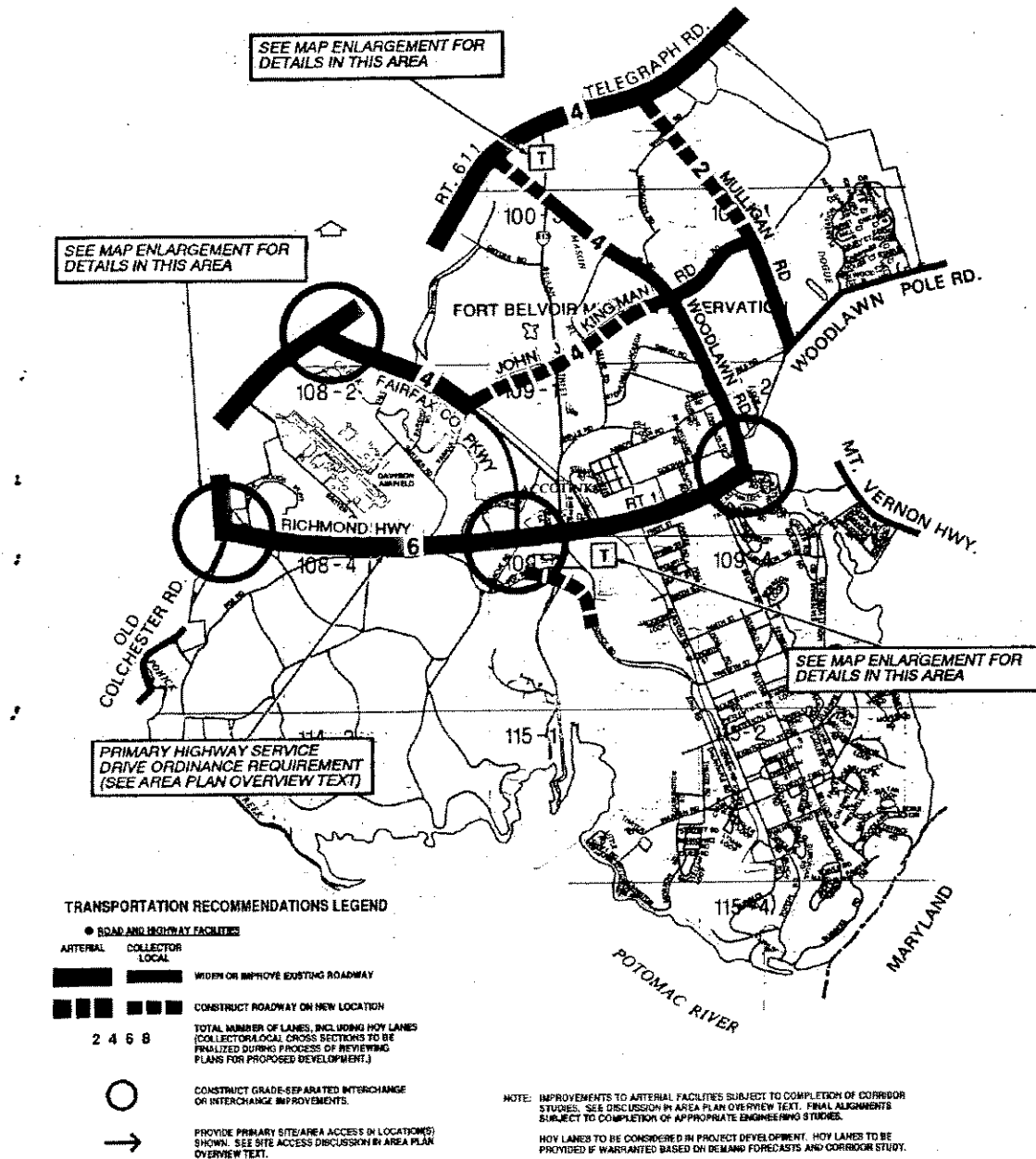
FIGURE 31

A substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road should be part of the site design.

As an option, parcels 47 and 47A may be considered for residential use at 4 to 6 dwelling units per acre subject to the following conditions: the housing for the elderly on Parcel 47B not intensifying above that on the approved development plan; full consolidation of parcels 47 and 47A; the provision of buffering and screening adjacent to the housing for the elderly facility and Fort Belvoir; maintaining parcel 47 as open space; and providing a substantial buffer utilizing existing tree cover along Route 1 and Telegraph Road as part of the site design.

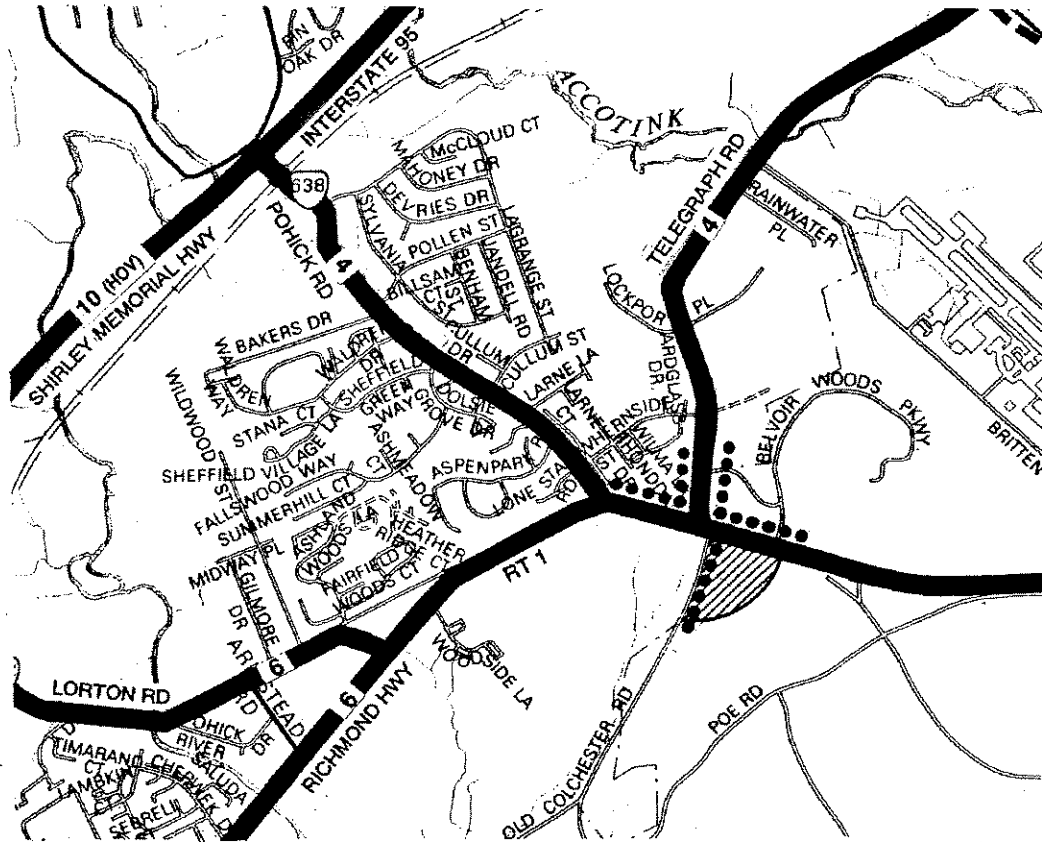
5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

- ✓ A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.
- ✓ B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.
- ✓ C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.
- ✓ D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.
- E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.
- F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.



TRANSPORTATION RECOMMENDATIONS

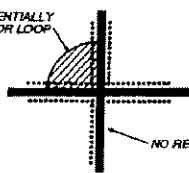
FIGURE 32



KEY TO INTERCHANGE ENLARGEMENTS

CONCEPTUAL/FINAL PLANS
 NOT AVAILABLE

AREA POTENTIALLY
 NEEDED FOR LOOP

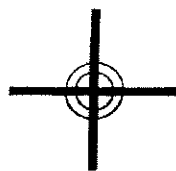


NO RESTRICTED ACCESS

RESTRICTED ACCESS AREAS

CONTROL ACCESS IN VICINITY OF INTERCHANGE UNTIL DESIGN
 IS APPROVED. SEE INTERCHANGE DISCUSSION IN AREA PLAN OVERVIEW TEXT.

FURTHER STUDY REQUIRED
 TO ESTABLISH PRELIMINARY
 CONCEPTS AND/OR LIMITS
 OF RESTRICTED ACCESS



TRANSPORTATION RECOMMENDATIONS LEGEND

ROAD AND HIGHWAY FACILITIES

ARTERIAL COLLECTOR
 LOCAL

WIDEN OR IMPROVE EXISTING ROADWAY

CONSTRUCT ROADWAY ON NEW LOCATION

TOTAL NUMBER OF LANES, INCLUDING HOV LANES

(COLLECTOR/LOCAL CROSS SECTIONS TO BE

FINALIZED DURING PROCESS OF REVIEWING

PLANS FOR PROPOSED DEVELOPMENT.)

CONSTRUCT GRADE-SEPARATED INTERCHANGE

OR INTERCHANGE IMPROVEMENTS

PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATIONS

SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN

OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR
 STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS
 SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE
 PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

INTERCHANGE RECOMMENDATIONS

FIGURE 33

ROUTE 1 CORRIDOR
URBAN DESIGN GUIDELINES

The following performance criteria are guidelines for the evaluation of development plans within the Route 1 Corridor. Acceptable prescriptive examples that may satisfy these performance criteria have been drafted as a dynamic report with Route 1 Urban Design Guidelines for approval and amendment by the Fairfax County Board of Supervisors from time to time.

Site Planning Checklist

- **General**
 - Integrate new development with existing and future adjacent land uses appropriately; ensure that new development provides adequate safe auto and pedestrian access.
 - Encourage type and scale of commercial office uses which will serve local area needs.
 - Utilize criteria for shared parking and open space between uses in site development, if feasible.
 - Provide pedestrian linkages to residential neighborhoods and community-wide amenity areas, services and facilities.
 - Preserve or recover and record significant heritage resources.
- **Access/Roads/Parking**
 - Provide adequate, safe auto access.
 - Provide well-screened off-street parking areas; keep these parking lots in scale with the development and neighborhood.
 - Minimize natural site amenity disturbance (e.g., quality trees, streams, etc.) through sensitive parking and building design/construction.
 - Establish distinct utility and landscaping corridors within street rights-of-way and parking areas.
 - Reduce impervious surfaces as much as possible (drives, parking, buildings, etc.) through use of cluster design or other techniques.
 - Provide an attractive appearance oriented toward the street, through use of screening, landscaping and/or buffering service areas from public view.
- **Open Space/Community Facilities**
 - Integrate natural open space amenities into overall site design and utilize natural (especially wooded) open space corridors/areas as transition areas, visual amenities and buffers.
 - Provide on-site pedestrian system links to neighborhood and community-wide pedestrian systems.
 - Consider inclusion of neighborhood-level facilities as part of a mixed-use program for neighborhood centers (e.g., recreation uses and small commercial, office and service uses, etc.).
 - Design safe pedestrian systems on-site; incorporate handicapped-access elements, such as ramps, into system design.
- **Buffers**
 - Take advantage of natural landscape edges and elements in buffering and defining neighborhoods and centers.
 - Utilize architectural and landscape elements (such as walls, buildings, berms, trees, etc.) as visual and roadway noise buffers.

- **Utility/Service Areas**
 - Provide stormwater detention/retention structures, as needed, which can be retained as open space amenities.
 - Place all electrical utility lines underground; screen utility substations and service areas from public view.
 - Screen all service/maintenance areas from public view.

Architectural Design Checklist

- **Scale/Mass/Form**
 - Provide general consistency between neighborhood residential unit scale and proposed neighborhood/commercial/office complex scale.
 - Create interest through sensitive detailing.
 - Utilize varied building facades to create interesting architectural (mass) relationships to the street.
 - Cluster buildings around courtyard-like areas to reinforce neighborhood scale, where appropriate.
- **Functional Relationships/Facade Treatment**
 - Site buildings with respect to natural topography.
 - Establish consistent architectural themes within CBCs or Development Centers utilizing similar architectural materials.

Landscape Architectural Checklist

- **Landscaping**
 - Preserve existing quality vegetation to the greatest extent possible, integrating it into new designs.
 - Restore disturbed areas to a visually appealing landscape character through landscape architectural treatment.
 - Provide shade trees in all parking lots; use consistent species groupings to reinforce development character.
 - Locate street trees along roadways and parking areas in landscape corridors away from underground utilities.
 - Utilize special landscape treatments to identify and reinforce entry areas.
 - Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.
- **Site Furnishings/Signing and Lighting/Walls**
 - Provide well-designed commercial and residential development entry signs.
 - Ensure quality design for commercial signs on-site and on building facades; all buildings (within the same development) should have consistent signs and visible building numbers.
 - Control the use of temporary commercial advertising signs; do not use movable signs with flashing lights along street edges.
 - Ensure architectural theme and light fixture style consistency.
 - Provide walled enclosures to screen outdoor storage and refuse (dumpster) areas.

FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, PC
Attorneys and Counsellors at Law
11320 RANDOM HILLS ROAD, SUITE 325
FAIRFAX, VIRGINIA 22030
Phone: 703-385-8282
Facsimile: 703-385-8761
email: wthomas@fspd.com

21 September 2005

Fairfax County Planning Commission
Government Center, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Statement of Justification
Area Plan Nomination
Properties at Map# 109-1-01-28,29,30,31,32,35,36,37,38,39,40,41,42

Dear Mr. Chairman and Members of the Planning Commission:

In justification for the nomination of the subject properties, and on behalf of 9140 Backlick LLC, the owner of Parcel 31, the following is submitted.

The subject properties form a well defined building envelope for the development of an office building in this area substantially surrounded by and serving Fort Belvoir. Present Plan language calls for neighborhood serving commercial and varying levels of residential. This nomination proposes, in addition to the existing language for the individual parcels, the option for the development of an office on the consolidation of some or all of the subject parcels. Based on the needs anticipated for Fort Belvoir and standards for the development of offices serving military/defense locations, this proposal allows for a conforming office development close to the served facility.

As this proposal focuses on the properties fronting on Richmond Highway, primarily already zoned C-8 Commercial, and by consolidation increases its site amenity (landscaping, buffering, setbacks, etc.) potential, it is a project which can meet the needs associated with defense contracting standards while also blending into and not encroaching on existing residential and church uses located within the Village of Accotink. This proposal, therefore, enhances existing policy goals for the area and allows for the development of a project which meets very real needs in this Fort Belvoir serving area.

Thank you for your kind consideration of and attention to this proposal. We look forward to the discussions and deliberations which will further define this request.

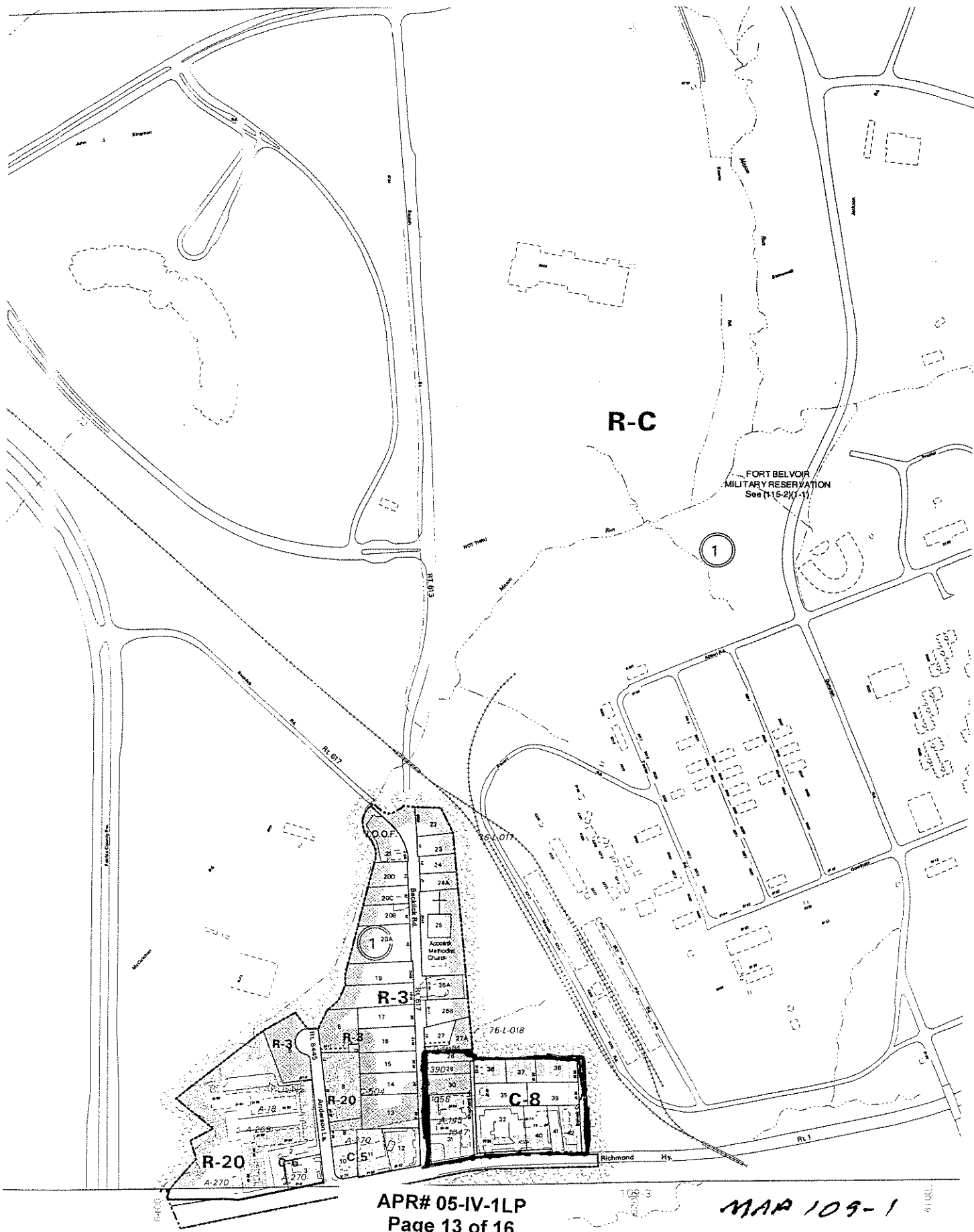
Respectfully submitted,

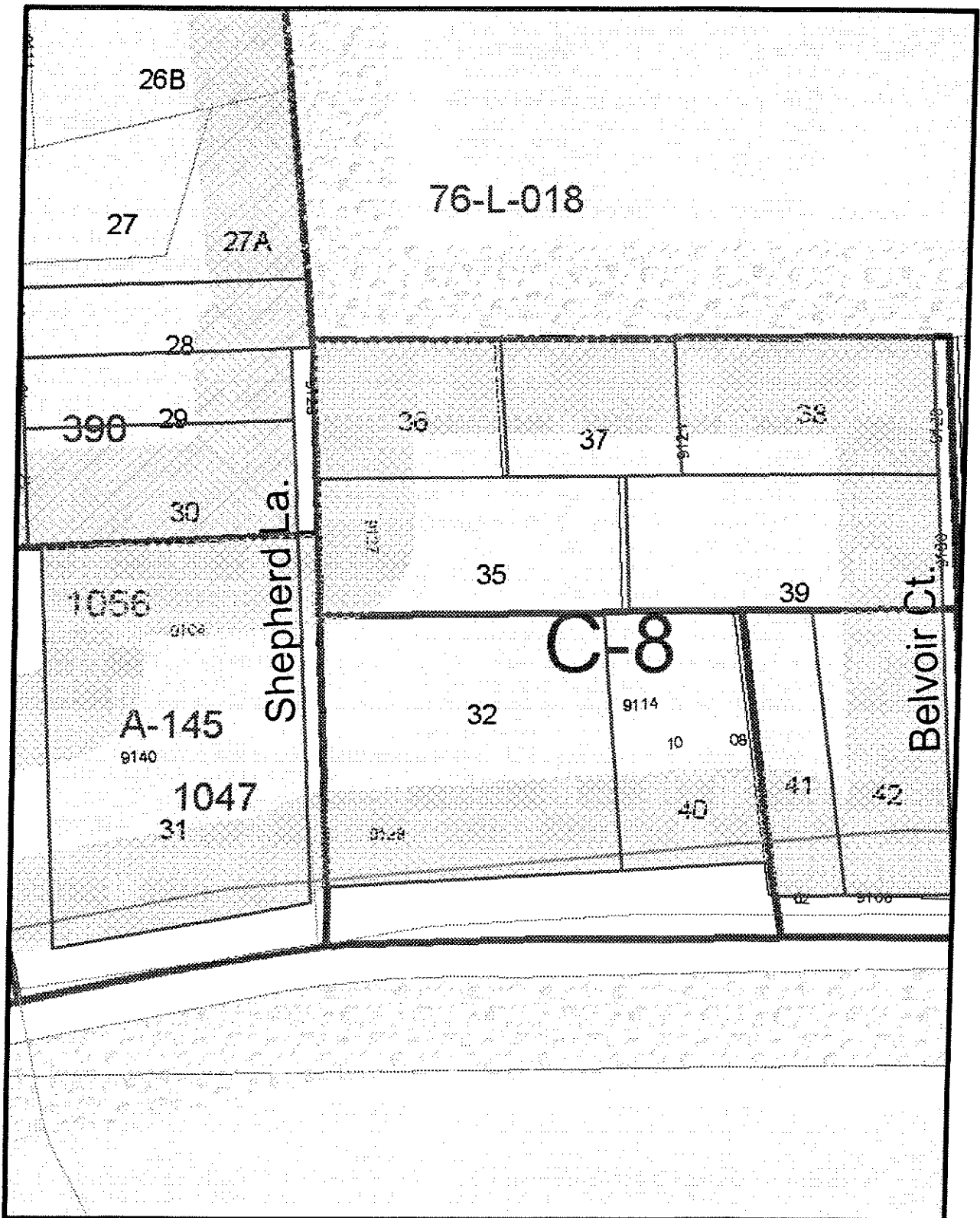
FAGELSON, SCHONBERGER, PAYNE & DEICHMEISTER, PC


William C. (Tom) Thomas, Jr

enclosures

c. 9140 Backlick LLC





Vandam, Meghan D

From: William "Tom" Thomas [wthomas@fspd.com]
Sent: Tuesday, November 08, 2005 1:39 PM
To: Vandam, Meghan D
Subject: Re: 2005 Mount Vernon APR nominations

As discussed by phone, and while specific floor area break downs have not been determined, we ask that the nomination be considered for up to 100% office with ancillary retail with a mixed use option for office and service/support related retail where the retail would be most likely on the first floor of the office building and represent approximately 10 to 20 % of total floor area.... Thank you, Tom Thomas

----- Original Message -----

From: Vandam, Meghan D
To: William "Tom" Thomas
Sent: Friday, November 04, 2005 2:11 PM
Subject: RE: 2005 Mount Vernon APR nominations

Thank you for your reply, Mr. Thomas. We will take your comments into our consideration of the Plan amendment. I understand at this point, your sketches are still in their preliminary state. However, I do have another question for you though. Your nomination states that you would like to add the option for office use "up to 100%." Your below email requests the consideration for both office and retail. If you are desiring to include some type of more substantial retail in your nomination, we will need you to specifically state an FAR and percentage breakdown of each use on site. I am assuming 200,000 to 250,000 square feet of building over ~261,000 square feet of land would be up to approximately 1.0 FAR. So, we just need to know what percentage of that would be retail?

I understand your justification for including more substantial retail activity in the building, so I want to make sure that our review of your nomination is as accurate as possible. If this is not the case, we can consider your option as 100% office use with ancillary retail (such as a lunch deli in the first floor of an office building.)

Please let me know which land uses you are pursuing. If you have any questions, please let me know, 703.324.1363. I look forward to working with you as well and will be in contact with you when the Task Force schedule has been decided,

Thank you,
Meghan Van Dam

-----Original Message-----

From: William "Tom" Thomas [mailto:wthomas@fspd.com]
Sent: Friday, November 04, 2005 12:39 PM
To: Vandam, Meghan D
Subject: Re: 2005 Mount Vernon APR nominations

Ms. Van Dam: My apologies for getting this to you so late this week but, as I indicated on the phone, FAR and overall floor area for this project concept have not been fully explored and I had to get some folks thinking/analyzing. Though still not sketched or engineered in any way, our feed back from the consulting architect is a concept of about 200,000 to 250,000 square feet of office/retail with support commercial/retail on the first floor (security considerations dependent) of a mid-rise building. You may be aware that there is support retail on-site now for Fort Belvoir with one notable example being the barber shop which has served the base for over 40 (maybe 50) years. The Plan for the area now supports a number of uses, including residential, which may still end up being the chosen course. This said, the needs for the Defense Department/Military based on homeland security standards, and the very real utilization of Fort Belvoir, place potential on these properties for a serving facility which is not covered in the Plan language today. (Though the commercially zoned properties which make up the lion's share of the Plan Amendment request could be developed for office today through site plan, the best design would square off the project with the inclusion of the residential properties, one of which is vacant, through rezoning).

I hope this helps you in your early discussions among Staff and I look forward to working with you through the course of the South County Plan Amendment process.

Tom Thomas

APR# 05-IV-1LP
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11/8/2005

William C. (Tom) Thomas, Jr.
 Fagelson, Schonberger, Payne & Deichmeister, P.C.
 11320 Random Hills Road, Suite 325
 Fairfax, Virginia 22030
 phone: 703-385-8282
 fax: 703-385-8761
 e-mail: wthomas@fspd.com

--- CONFIDENTIALITY STATEMENT ---

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----- Original Message -----

From: Vandam, Meghan D
To: wthomas@fspd.com
Sent: Monday, October 31, 2005 4:52 PM
Subject: 2005 Mount Vernon APR nominations

Good Afternoon Mr. Thomas,

It was nice to talk with you this afternoon, and I look forward to a successful APR review in the Mount Vernon District over the next few months. I am writing today to review what we discussed in our phone conversation and to ask for a clarification of your submitted nomination in the Village of Accotink. To make our review the most efficient and accurate as possible, it would be beneficial to know the intensity of office use you are proposing on this land area. We will be presenting this nomination at the end of this week, so we would appreciate your response within the next few days would be greatly appreciated.

Please feel free to call me with any questions, 703.324.1363.

I look forward to your response,
 Meghan Van Dam

 Meghan Van Dam
 Planning Division
 Fairfax County Department of Planning and Zoning
 12055 Government Center Parkway, Suite 730
 Fairfax, VA 22035
 (703) 324-1380 | office
 (703) 324-3056 | fax
